



DATE: August 7, 2020

TO: Maria Gayosso, Principal Planner
Development Services Department, City of Tucson

FROM: Corky Poster, Architect (#10611) and Planner (AICP)
COT On-Call Design Professional

RE: The Hut, 305 N 4th Ave, 305 N Herbert Ave, 321, 323 & 327 E 8th Street
T20SA00218. IID-19-15

OWNER: *Scott Cummings, Blue 305 LLC*

ARCHITECT: *Richard Wiehe, FORS Architecture*

*I have reviewed the submittal for **The Hut, 305 N 4th Ave, 305 N Herbert Ave, 321, 323 & 327 E 8th Street T20SA00218. IID-19-15** submitted July 29, 2020, for compliance with the UDC Infill Incentive District (IID), UDC Section 5.12.2, 5.12.8, and 5.12.10. My comments have been prepared in advance of an Infill Incentive District Design Review Committee meeting, scheduled for _____, 3rd Floor Large Conference Room, Planning & Development Services, 201 N. Stone Avenue; Tucson, AZ.*

This review is the second time I have reviewed elements of this proposal and the first formal review of a complete package prior to its review by the Design Review Committee of the IID. I was unable to attend the Pre-Application meeting of December 12, 2019, but my comments in black were provided to the City of Tucson and the applicant prior to that meeting.

New comments are in red italics.

I have reviewed **The Hut, 305 N 4th Ave, 305 N Herbert Ave, 321, 323 & 327 E 8th Street** submitted December 2019 for the purpose of determining its conformance with the Submittal Requirements of the IID. I have checked the submittal against the *Submittal Requirements* 1-14, included in the application and the *Checklist for Design Profession Reviewer*, dated May, 2015.

Reviewed Submittal Contents

1. Application Form (signed)
2. Project statement outlining scope of work
 - a. Intent
 - b. IID Fulfillment
 - c. Benefits
 - d. Potential adverse effects
 - e. UDC Streetscape compliance
 - f. Safety
 - g. Residence privacy
 - h. Solar Energy
 - i. Landscaping

3. Development Drawings (7 sheets)
4. Labeled color photos (2 sheets)
5. PDS Comments (5 sheets)
6. Elevations and Drawings (6 sheets)
7. Drawing: Development Zone and Contributing Status (1 sheet)
8. Historic Property Inventory Forms (2 forms, 5 sheets)
9. Invitation to Neighborhood Meeting
10. Certificate of Mailing (16 sheets)
11. Digital sign-in Sheet
12. Meeting Summary (20 sheets)
13. Recorder's Map and detail
14. Assessor's Information (3 sheets)

Based on an initial and cursory review of the proposed project, I see four critical items for further study, review, and comment. (More detailed comments will be provided at formal review).

1. The impact of the project on parking
2. More detail on sections and elevations.
3. More detail on materials palette
4. Discussion of issues of new construction in a National Register Historic District.

PHASE OF REVIEW:

Formal Application

IID STANDARDS APPLICABLE TO PROJECT:

- UDC Section **5.12.8 General IID Zoning Option Design Standards**
- UDC Section **5.12.14 Fourth Avenue Area**
- UDC Section **5.12.2. Establishment**

C. Depending on the development choice of the owner, plans submitted for development of land in the IID must comply with the appropriate IID regulations and standards as follows:

1.b. If the property is located within the boundaries of RNA, all of the following regulations, standards, and review procedures apply:

- (1) The regulations and standards of the underlying zoning.
- (2) The RNA Standards in Section 5.12.7
- (3) **Section 5.12.6.E – IID Historic Preservation Review**

2. Projects not in an HPZ *[this project is not, but it is a contributing structure 4th Avenue Historic Commercial District in the National Register of Historic Places]*

a. The Tucson-Pima County Historical Commission Plans Review Sub-Committee reviews all projects listed below:

(2) Projects proposing new development using IID zoning option that are either adjacent to the boundaries of an HPZ *[not applicable here]* or adjacent to a structure meeting any one or more of the following characteristics:

(a) Listed or eligible to be listed in the National Register of Historic Places, individually or as a contributing property. *[applicable here]*

d. The TPCHC Plans Review Subcommittee reviews for compliance with the design requirements of the applicable sub-district and for design compatibility of a proposed development project.

(1) New development must be designed to complement and be compatible with the architecture of adjacent historic structures.

Given the location of the structure and the materials proposed. It is the opinion of the Design Professional that this requirement is met.

(2) Compatibility with adjacent historic structures is to be achieved through architectural elements such as building setbacks, building step-backs, textures, materials, forms, and landscaping.

Given the highly obscured location of the new structure and the modest brick material used, It is the opinion of the Design Professional that this requirement is met.

(3) Exceptions. The PDS Director may waive the compatibility requirement of this section under the following circumstances:

- (a) Where the adjacent lot is vacant
- (b) If the property owner of the adjacent historic property waives the requirement; or
- (c) If the adjacent lot is developed with a non-residential building.

STANDARDS AND REVIEWER COMMENTS:

UDC Section 5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

An IID Plan under the IID zoning option design standards must demonstrate compliance with the following:

A. Streetscape Design- Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Policy.

1. Pedestrian-orientation: Projects shall be pedestrian-oriented and comply with all of the following standards:

- a. New construction shall have architectural elements/details at the first two floor levels;
- b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;
- c. A single plane of façade shall be no longer than fifty feet without architectural detail;
- d. Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features;
- e. Uses, such as Commercial Services or Retail Trade uses that encourage street level pedestrian activity are preferred on the first floor of a structure of a multistory building;
- f. Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Policy. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided;
- g. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located; and
- h. If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the right-of-way.

Edging the public right-of-way with a space-defining fencing and plant materials is a huge improvement over the current situation. Vacant, uncontained land, especially at the corners of our City, create a huge deterioration of urbanity. It is the opinion of the Design Professional that this proposed project is a very important contribution to the physical definition of the public space of 4th Avenue. This requirement, A. Streetscape Design, is met.

2. Shade

a. Except as provided below, shade shall be provided for at least 50% of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard.

A satisfactory shade study has been submitted and this requirement is met.

b. Exception- The PDS Director may approve an IID Plan providing less than 50% shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.

B. Development Transition Standards

The purpose of the Development Transition Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed project.

1. Applicability - Developing sites that abut an affected single family or duplex dwelling shall comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

- a. "Affected residential property" refers to an existing detached single-family or duplex dwelling that is adjacent to a developing site;
- b. "High density residential" refers to residential development that is neither existing single-family detached nor attached dwellings;
- c. Examples of applicable transitional areas include a nonresidential developing site adjacent to existing single-family detached or attached dwellings within a subdivision, or a developing high-density residential site adjacent to existing single-family detached or attached dwellings within a subdivision; and,
- d. For projects within the DCS, the Development Transition Standards apply only to those projects adjacent to affected residential properties outside the DCS boundaries.

Not applicable.

2. Mitigation of Taller Structures: Compliance with the following standards is required where the developing site has taller buildings than adjacent affected residential properties:

- a. Within the GIS and DCS, the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying zone or as permitted by the IID Subdistrict, whichever is applicable, when the building is 30 feet or more from the property line adjacent to an affected residential property;
- b. Building Bulk Reduction
- c. If a building façade faces a property line adjacent to a single-family detached or duplex residential property, the PDS Director may require bulk reduction. The Design Professional shall make a finding and recommendation, after consulting with the DRC and/or Historic Commission if applicable, that the proposed design provides an effective way of breaking up the mass, so the building mass of the façade is less imposing.
- d. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas;
- e. Balconies shall be oriented away from affected residential property or use a screening device to reduce views into the rear or side yards of the affected residential property.
- f. The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and
- g. Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

Not applicable.

3. Mitigation of Service Areas- Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

In indoor storage structure that replaces a messy outdoor yard is a substantial improvement. It is the opinion of the Design Professional that this requirement is met.

4. Mitigation of Parking Facilities and Other Areas- Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, the requirement of a masonry wall may be waived by the PDSD Director.

Not applicable.

C. Alternative Compliance

1. The PDSD Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design, and Section 5.12.8.B, Development Transition Standards.

2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDSD Director.

D. Utilities- Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Parking

1. Parking spaces may be located as follows:

a. On site; or

b. Off-site within ¼ of a mile of the project site under a shared parking agreement that is approved by the City.

2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A, except as modified as follows:

a. Section 7.4.5.A.3 in Permitted Uses and Types of Development does not apply. An IID Parking Plan may be used to reduce required residential parking.

b. Bike parking shall be provided when motor vehicle parking is provided. The PDSD Director may reduce the required number of bike parking spaces depending on the use, setting, and intensity of the proposal.

c. The neighborhood meeting that is required for under Section 7.4.5.A.6.a may be held concurrently with the neighborhood meeting required by Section 5.12.6.B.

d. Section 7.4.5.B, Downtown Parking District, does not apply.

3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.

4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.

a. Exception

b. Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere and other options are not available.

c. Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere and other options are not available. If located onsite, parking areas must be located at the rear or side of the building.

d. Changes of use and expansion of existing structures may use the site's current parking configuration.

e. Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

5. Special IID Parking Agreement- Where a developer can demonstrate to the satisfaction of the PDSD that the parking options provided for in this Section are not feasible, and the City makes a specific

finding that the project will have significant economic development value for the IID Sub-District in which it will be located, the following parking options are allowed as follows:

a. A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.

b. The agreement must be reviewed by PDS, the Design Professional, Park Tucson and approved by the City Manager.

As the application points out, there is no legitimate or standard parking in the existing space at the corner; no striping, no screening. The Design Professional strongly supports the conversion of substandard parking into usable pedestrian-oriented human space.

F. Multi-zone Parcels- Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

Not applicable.

UDC 5.12.14. 4th Avenue Area

A. Fourth Avenue Historic Sub-Area (FHS)

1. Standard

The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone that overlap with the Downtown Links Sub-District. Properties within these areas may be developed using the optional parking standards contained herein, but remain subject to all other underlying zone requirements including, but not limited to, historic preservation zone design standards and design review.

B. Fourth Avenue Sub-Area (FAS)

1. Standards

Figure 5.12.FAA-A depicts the boundaries of the Fourth Avenue Sub- Areas in which the Fourth Avenue Sub-Area optional zoning standards apply

2. Building Placemen

Building placement and setback requirements in the FAS are shown in Figure 5.12-FAS-A and Table 5.12-FAS-1.

3. Building Heights , Floor Uses

Building height and floor use requirements in the FAS are as shown in Figure 5.12-FAS-B and Table 5.12-FAS-2.

4. Lot coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the FAS are as shown in Table 5.12-FAS-3.

5. Building Massing Standards

Building massing standards in the FAS are as shown in Figure 5.12-FAS- D and Table 5.12- FAS-4.

It is the opinion of the Design Professional that all of the above-location-specific standards are met.

Section 5.12.6.E – IID Historic Preservation Review

d. The TPCHC Plans Review Subcommittee reviews for compliance with the design requirements of the applicable sub-district and for design compatibility of a proposed development project.

(1) New development must be designed to complement and be compatible with the architecture of adjacent historic structures.

(2) Compatibility with adjacent historic structures is to be achieved through architectural elements such as building setbacks, building step-backs, textures, materials, forms, and landscaping.

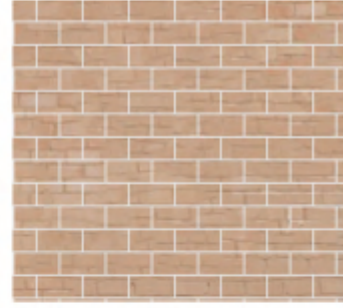
It is the opinion of the Design Professional that the proposed design for the landscape and the storage structure complements and is compatible with the Contributing Structures on the Hut site. It does not imitate the design but respectfully builds a contemporary structure that achieves compatibility as described above in item (2). The proposed building materials and landscape materials do an excellent job of integrating with this 4th Avenue Historic Commercial District.



Rusted Metal



Existing Brick



New Integral Color Block



Fabric Awning



Thornless Texas Honey Mesquite



Slipper Plant

The four issues raised at the Pre-Application meeting have been addressed as follows:

- 1. The impact of the project on parking. The applicant has demonstrated that there will be no appreciable impact on the parking in the area.*
- 2. More detail on sections and elevations. That detail was provided and the proposal is satisfactory.*
- 3. More detail on materials palette. That detail was provided and the proposal is satisfactory.*
- 4. Discussion of issues of new construction in a National Register Historic District. That detail and discussion was discussed and provided and the proposal is satisfactory.*

Submitted by:

A handwritten signature in blue ink, appearing to read 'C. Poster'.

Corky Poster, Architect/Planner, Poster Mirto McDonald
City of Tucson Design Professional